

Substitute Trustee's Deed

Indexing Instructions

Lot 97, Sec C, Ranch Meadows S/D, Sec 25, T-1-S, R-9-W, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 18th day of April, 2001, Aroun Sengmany and wife, Vete Phothisene, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Pulaski Mortgage Company, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1317 at Page 577; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Wells Fargo Bank, NA by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2967 at Page 400; and

WHEREAS, on the 18th day of November, 2008 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2969 at Page 128; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated December 2, 2008 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in The DeSoto Times Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 30th day of December, 2008, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 30th day of December, 2008, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

Lot 97, Section "C", Ranch Meadows Subdivision, in Section 25, Township 1 South, Range 9 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 69, Page 13, in the office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, NA was the highest bidder and best bidder, therefore, for the sum of \$144,091.48 and the same was then and there struck off to Wells Fargo Bank, NA and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$144,091.48 do hereby convey the above-described property to Wells Fargo Bank, NA.

I convey only such title as is vested in me as Substitute Trustee.

mkA
2m

lh/F08-2106

WITNESS MY SIGNATURE, this the 2nd day of January, 2009.

Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 2nd day of January, 2009, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.

R. D. Gordon
NOTARY

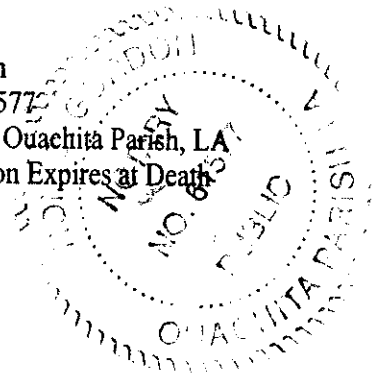
AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
Wells Fargo Bank, NA
7495 New Horizon Way
Frederick, MD 21703
800-662-3806

Ron D. Gordon
Notary No. 61577
Notary Public, Ouachita Parish, LA
My Commission Expires at Death



THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES
2309 OLIVER RD.
MONROE, LA 71201
318-330-9020

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

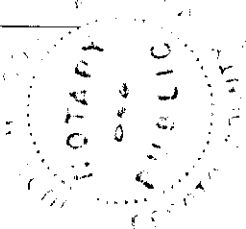
Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF DeSoto
WHEREAS, on the 18th day of April, 2001, Aroun Sangmany and wife, Vete Phothlaene, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Pulaski Mortgage Company, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1317 at Page 577; and
WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Wells Fargo Bank, NA by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2967 at Page 400; and
WHEREAS, on the 18th day of November, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courtenau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2968 at Page 128; and
WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 30th day of December, 2008, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:
Lot 97, Section "C", Ranch Meadows Subdivision, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 69, Page 13, in the office of the Chancery Clerk of DeSoto County, Mississippi.
I will only convey such title as is vested in me as Substitute Trustee
WITNESS MY SIGNATURE, this day December 2, 2008
Emily Kaye Courtenau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 380-6880
h/F08-2108
PUBLISH: 12-8-08 / 12-16-08 / 12-23-08

Volume No. 113 on the 9 day of Dec., 2008
Volume No. 113 on the 16 day of Dec., 2008
Volume No. 113 on the 23 day of Dec., 2008
Volume No. _____ on the _____ day of _____, 2008
Volume No. _____ on the _____ day of _____, 2008
Volume No. _____ on the _____ day of _____, 2008
Diane Smith

Sworn to and subscribed before me, this 23 day of Dec., 2008
BY Gray A. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 333 words @ .12 \$ 39.96
B. 2 subsequent insertions of 666 words @ .10 \$ 66.60
C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 109.56